

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Cottage Lake
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Summary

This subarea plan was carried out in response to docket requests to expand the boundaries of the Cottage Lake Rural Neighborhood. Rural Residential properties surrounding the Cottage Lake Rural Neighborhood were evaluated for possible inclusion in the Rural Neighborhood.

Properties adjacent to the Cottage Lake Rural Neighborhood are currently designated for Rural Residential use on the King County Comprehensive Plan Land Use Map. The existing zoning is RA-5-P, Rural Residential – one home per five acres.

The proposed land use designation for one parcel is Rural Neighborhood. The proposed zoning is Neighborhood Business, retaining the existing p-suffix development condition.

Background

This subarea plan focused on determining whether any parcels adjacent to the current Cottage Lake Rural Neighborhood are appropriate for re-designation to be part of the Rural Neighborhood. The Cottage Lake neighborhood is centered on the intersection of Avondale Road NE and NE Woodinville-Duvall Road in the rural area, with businesses catering to nearby rural residents.

Parcel 0726069001 stands out from other parcels adjacent to the rural neighborhood. The parcel is located at a major intersection where the properties at each of the other three corners are designated Rural Neighborhood, and zoned for Neighborhood Business development. There is an existing church at the site. The owners would like to develop the property in a way consistent with a rural neighborhood business area. However, the study area property is designated for Rural Residential use, which does not permit commercial development. More information about this parcel is attached.

Applicable King County Comprehensive Plan Policies:

R- 409 The Rural Neighborhoods designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new Rural Neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing Rural Neighborhoods shall not be permitted except through the subarea plan process.

R- 410 Rural Neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a Rural Neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.

Analysis:

This subarea plan was conducted to determine whether expansion of the Cottage Lake Rural Neighborhood is warranted. Parcels at the southeast quadrant of the intersection were not feasible for inclusion within the neighborhood due to environmentally sensitive areas. Parcels at the southwest quadrant were developed with single-family residences beyond existing commercial uses, and are therefore not appropriate for redesignation to commercial.

One parcel at the northeast quadrant, currently developed with a church, appeared to be oriented toward the existing commercial development to the west, and appropriate for redesignation to Rural Neighborhood. Properties to the east of the church, developed with single-family residences, were noticeably “above grade” of the church and oriented away from the church, so they are not proposed for redesignation, and should not be negatively impacted by commercial use on the church property.

King County Comprehensive Plan policies allow for expansion of Rural Neighborhoods for small-scale commercial uses through the subarea plan process.

Conclusions:

This minor expansion of the Cottage Lake Rural Neighborhood will provide additional opportunities for services and convenience shopping for surrounding Rural neighborhoods without adverse land use impacts on adjacent properties.

Therefore the proposed land use map and zoning amendments are consistent with applicable King County Comprehensive Plan policies and appropriate given the existing natural features and development pattern of the study area.

Executive Staff Recommendation:

Amend the King County Comprehensive Land Use Map designation for parcel 0726069001 from Rural Residential to Rural Neighborhood.

Amend the zoning designation for parcel 0726069001 from RA-5-P to NB-P, Neighborhood Business.

See the attached maps showing the recommended amendments.